

**Accessory Building.** A detached, subordinate structure, the use of which is clearly incidental to, customarily associated with, and related to the principal structure or use of the land; and which is located on the same lot as the principal structure or use, including residential swimming pools. (Mobile/Manufactured Homes are prohibited as an accessory building).

**Air B & B.** A building dedicated to the lodging of five or more transient persons or separate families as defined herein for compensation.

**Comprehensive Plan.** The 2021 Fitzgerald/Ben Hill County Comprehensive Plan, as duly adopted and subsequently amended by the City of Fitzgerald and Ben Hill County. This plan includes Future Land Use Plans and Short-Term Work Programs for each respective local government.

**Dwelling, Multi-Family.** A building either designed, constructed, altered, or used for more than three adjoining dwelling units, with each dwelling unit having a party wall or party floor connecting it to at least one other unit in the building. This includes apartments, condominiums, or any other type of multi-family structure.

**Dwelling, Mobile Home.** A manufactured home built before June 15, 1976. They do not meet current building codes and was not inspected by HUD.

**Kennel, Commercial.** Any location where boarding, caring for, and keeping of more than a total of three dogs or cats, or other small animals or combination thereof (except litters of animals of not more than six months of age) is carried on for compensation, and also raising, breeding, caring for, or boarding of dogs, cats, or other small animals.

**Lot of Record.** A lot which is part of a subdivision recorded in the office of the Clerk of the Superior Court of Ben Hill County, (or of Irwin County or Wilcox County prior to the creation of Ben Hill County in 1907), or a parcel described by metes and bounds, the description of which has been so recorded prior to the adoption of this ordinance. (See Section 3-21) Lot of Record also includes a parcel described by metes and bounds or by a plat of survey prepared by a Georgia Registered Land Surveyor subsequent to the adoption of this ordinance which meets the minimum requirements of this ordinance and is exempt from the County subdivision regulations. A parcel is described by metes and bounds if the description is contained in a recorded deed or a recorded plat to which the deed makes reference.

**Personal Care Home.** A building or group of buildings, a facility or place in which is provided two or more beds and other facilities and services, including room, meals and personal care for non-family ambulatory adults for compensation.

- a) **"Family Personal Care Home"** means a home for adults in a family-type residence, non-institutional in character, which offers care to two through six persons.

**"Group Personal Care Home"** means a home for adult persons in a residence or other type building(s), non-institutional in character, which offers care to seven through fifteen persons.

- b) **"Congregate Personal Care Home"** means a home for adults which offers care to sixteen or more persons.
- c) **"Drug Rehab Facility"** means a home for adults which offers care for up to 20 persons, a **State License is required and is State Mandated. See O.C.G.A. 36-66-6.**

**3-13 Uses Prohibited.** If either a use or class of use is not specifically indicated as being permitted in a district, either as a matter of right, or as a Special Exception, then such use, class of use, or structures for such uses, shall be prohibited in such district. *(A Text Amendment to the Use Table to allow).*

Page 11, 13 diagrams that are highlighted were updated

### **Front, Rear and Side Yard**

### **Visibility at Intersections**

Following zone classifications were removed:

~~4-1.4 R-1A Single Family Residential: Removed~~

~~4-1.6 R-9 Single Family Residential: Removed~~

~~4-1.7 R-6 Residential: Removed~~

~~4-1.9 R-6-M Residential: Removed~~

**4-4 Use Interpretation.** The use provisions of Section 5 of this Ordinance shall govern the use of all properties, regardless of any inconsistency or conflicting provision of Section 4.

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>1. ACCESSORY BUILDINGS OR USES</b>	X	X	X	X	X	X	X	X	X	X	X
<p><b>2a. ANIMALS</b>, non-commercial keeping of horses as an accessory use to residential land uses, provided that in RR, zones:</p> <p>a) shall only be permitted on a lot containing not less than two acres;</p> <p>b) all buildings used to house the animals shall be set back not less than 150 feet from any property line;</p> <p>c) all animals shall be maintained at least fifty (50) feet from any property line except property lines adjoining a G-F zones; and</p> <p>d) there shall be not less than 30,000 square feet of fenced lot area not covered by the principal structure for each animal.</p>	X	X	*	*	*	*	*	*	*	*	*
<p><b>2b. ANIMALS</b>, kennel, non-commercial, as an accessory use to residential land uses provided that:</p> <p>a) Minimum lot size of one acre (3 (was 5) acres in G-F);</p> <p>b) All buildings used to house the animals shall be set back 150 (was 100) feet from any property line.</p>	SE *	SE *	*	*	*	*	*	*	*	*	*
<b>3. BOARDING OR ROOMING HOUSE</b>	X				X			X	X		

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>4. CHURCH OR OTHER PLACE OF WORSHIP</b> , including Sunday School buildings, parish houses, convents, nursery school, kindergartens (subject to developmental standards listed in use item # 19) and other related uses on the same premises and operated by the church provided that within R-R, R-1, R-22, MR, R-P, C-C, and G-B zones:  a) Lot must front collector or arterial street; b) the lot size shall be no less than two (2) acres (three (3) acres required in G-F zoning district); c) any building or structure established with any such use shall have minimum side and rear yards of fifty feet.	X	X	X	X	X	*	X	X	X		
<b>5. DWELLING, SINGLE FAMILY</b>	X	X	X	X	X	SE	SE				
<b>6. DWELLING, TWO FAMILY (Duplex) and DWELLING, THREE FAMILY (Triplex)</b>	*				X			SE			
<b>7. GARDEN, PRIVATE</b>	X	X	X	X	X	X	X	X	X	X	X
<b>8. DWELLING, MULTI-FAMILY and RESIDENTIAL GROUP DEVELOPMENT PROJECTS</b>	SE				X		SE	SE	se		
<b>9. FAMILY PERSONAL CARE HOME</b>	X	SE	SE	SE			X	SE	SE		
<b>10. GARAGE APARTMENT</b> , provided no more than one shall be permitted on a lot with the principal dwelling, and provided such shall be permitted only within the rear yard.	X	SE	SE		X		*				

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<p><b>11. GROUP PERSONAL CARE HOME</b>, provided that:</p> <p>a) Minimum lot size of one (1) acre in all zones (except G-F, which requires three acres.)</p> <p>b) Parking is restricted to rear and side yard and shall be screened per Section 3-19.</p>	SE							SE	SE		
<p><b>12. GUEST QUARTERS OR SERVANT QUARTERS</b>, provided no more than one shall be permitted on a lot with the principal building and provided such shall be permitted only within the rear yard. Within R-R, R1 and P zones, the lot on which such use is to be established must be fifty percent (50%) greater in lot area than the minimum standard lot size for the respective district.</p>	X	SE *	SE *				SE *				
<p><b>13. HOME OCCUPATION</b> (See Section 9-1)</p>	X	X	X	X	X	X	X	*	*		
<p><b>14. HOME BUSINESS</b> (See Section 9-2)</p>	SE *	SE	SE	SE							
<p><b>15. MANUFACTURED HOME</b>, individually sited, provided that:</p> <p>The manufactured home shall meet the same minimum square footage, setback, and yard requirements as any other single-family dwelling, and must be installed and anchored as per Georgia State minimum requirements, and properly underpinned or skirted within 45 days.</p>	X	X				X					

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<p><b>16. MANUFACTURED HOUSING PARK</b>, provided that:</p> <p>a) Access to manufactured housing parks shall be by paved street and shall directly abut an arterial or collector street as designated on the Major Thoroughfare Plan, Ben Hill County, Georgia; and,</p> <p>b) the manufactured housing park meets the requirements of Section 9-4 of this ordinance</p>	SE					X					
<p><b>17. PUBLIC OWNED RECREATION CENTERS, Y.M.C.A. AND INSTITUTIONS OF A SIMILAR NATURE</b></p>	SE						X	X	X		
<p><b>18. SCHOOLS, PUBLIC OR PRIVATE</b> - Pre-K through high school.</p>	X SE	SE	SE	SE	SE						
<p><b>19. SCHOOLS - KINDERGARTENS, NURSERIES, AND DAY CARE CENTERS</b>, provided that:</p> <p>a) Off-street loading and unloading spaces are supplied; and</p> <p>b) at least one hundred (100) square feet of outdoor play area is supplied for each child accommodated; and,</p> <p>c) the entire play area is enclosed by a steel mesh security fence with lockable gates approved by the Building Official or other substantial building material affording equal or better protection having a minimum height of at least four (4) feet and constructed in such a manner that maximum safety to the children is ensured.</p>	X SE						SE	SE	SE		
<p><b>20. TOURIST HOMES</b> (Bed and Breakfast Inn &amp; Air B&amp;B)</p>	SE	SE	SE		X		SE x	X	X		

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>BUSINESS USE</b>											
<b>21. Reserved.</b>											
<b>22. AMBULANCE SERVICE OR RESCUE SQUAD (PRIVATE)</b>	X						X	X	X	X	X
<b>23. AMUSEMENT OR RECREATIONAL ACTIVITIES (COMMERCIAL)</b> , carried on outside a building such as a golf or baseball driving range, miniature golf course, softball field, and uses of a similar nature.	SE							X	X		
<b>24. AMUSEMENT OR RECREATIONAL ACTIVITIES (COMMERCIAL)</b> , carried on outside a building which produces noise and/or noxious fumes, such as drag racing strips, racetracks, motorcycle races or ATV (all-terrain vehicle) courses, and uses of a similar nature.	SE									SE	
<b>25. AMUSEMENT OR RECREATIONAL ACTIVITIES (Commercial)</b> , carried on wholly within a building, such as a cinema, theater, auditorium, and uses of a similar nature.	SE							X	X		
<b>26. ANIMAL HOSPITAL, COMMERCIAL KENNELS, VETERINARY CLINIC OR ANIMAL BOARDING PLACE</b> , located at least 300 feet from the nearest residential district.	SE							SE	SE X	SE X	X
<b>27. Reserved.</b>											
<b>28. ART STUDIO</b>							X	X	X		

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>29. AUTOMOBILE SERVICE STATION</b> , provided that major auto repair shall not be permitted, nor shall there be outside storage of materials or equipment other than merchandise offered for sale in a C-C or G-B district.	SE							X	X	✗	✗
<b>30. AUTOMOBILE, TRUCK, FARM EQUIPMENT, OR MOTORCYCLE SALES, REPAIR, OR UPHOLSTERY, AUTO WASHERTERIA, PAINT SHOPS, OR TIRE RECAPPING</b> , (including rebuilding of parts or sales of parts and equipment indoors only, no outside storage of equipment or parts except for WLI and H-I districts).									X	✗	✗
<b>31. AUTOMOBILE PARKING LOT OR PARKING GARAGE (Commercial)</b>								SE	X		
<b>32. BAIT AND TACKLE STORE</b> ; in GF, only when associated with resource-oriented amusement or recreational activity.	SE							X	X		
<b>33. BANKS, FINANCIAL INSTITUTIONS, AND OFFICES</b> not specifically listed elsewhere in this column.								X	X		
<b>34. BOOKBINDING, PRINTING, ENGRAVING, BLUEPRINTING, PHOTOSTATING, OR LETTER SHOP</b>								X	X		
<b>35. BUILDING CONTRACTOR AND RELATED ACTIVITIES AND STORAGE OF BUILDING SUPPLIES AND MATERIALS</b> , provided that equipment and materials temporarily stored or displayed outside shall be completely enclosed by a suitable fence. No sawmill or planing mill operations shall take place on the premises within any district other than the H-I, GF district.	SE								SE ✗	✗	X



	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>36. BUSINESS SCHOOLS</b> (Private)							SE	X SE	X SE		
<b>36a. CATERING SERVICE</b>	SE							X	X		
<b>37. CLOTHING AND DRY GOODS STORES</b> , including shoe stores, men's shops, women's shops, variety stores and stores of a similar nature.								X	X		
<b>38. CLUBS OR LODGES</b> (Private)	SE						SE	X	X		
<b>39. COLLEGES AND UNIVERSITIES</b>	SE						SE	X	X		
<b>40. CULTURAL FACILITIES</b> , libraries, museums, and similar facilities.	SE						X	X	X		
<b>41. DANCE SCHOOL OR STUDIO</b>	SE						SE	X	X		
<b>42. DEPARTMENT STORES</b>								X	X		
<b>43. DRIVE-IN RESTAURANTS</b>								X	X		
<b>44. DRUG STORES</b>							SE	X	X		
<b>45. ELECTRICAL REPAIR</b> and similar repair of a heavy commercial nature.									X	X	X
<b>46. ELECTRICAL APPLIANCE REPAIR</b> , wholly contained within a building.								X	X	X	X
<b>47. EXPERIMENTAL LABORATORY</b>	SE							SE	X	X	X



	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>59. HOME FURNISHINGS AND HARDWARE</b> , such as appliance sales, hardware stores, paint stores, sporting goods stores, furniture stores, and stores of a similar nature.								X	X		
<b>60. HOSPITALS, NURSING HOMES, CARE HOMES AND CONGREGATE PERSONAL CARE HOMES</b> , provided that:  a) The lot size shall be no less than three (3) acres within any district where allowed; and,  b) any building or structure established with any such use shall have minimum side and rear yard of fifty (50) feet; and,  c) the setback shall be twenty-five (25) feet more than required for other structures within the same district; and,  d) the lot upon which any hospital is built shall front on an arterial or collector street as specified on the Major Thoroughfare Plan	SE						SE	SE	SE		
<b>61. HOTELS</b>								SE X	SE X		
<b>62. LABORATORY SERVING PROFESSIONAL REQUIREMENTS - MEDICAL, DENTAL</b>							X SE	X	X		
<b>63. LAUNDROMAT OR WASHERTERIA</b>								X	X		
<b>64. LOCKSMITH, GUNSMITH</b> - Repairs and sales only.	SE							X	X		

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>65. MEDICAL, DENTAL, OR SIMILAR CLINIC</b>							X	X	X		
<b>66. MOTELS</b>								SE	SE		
<b>67. MUSIC TEACHING STUDIO</b>	SE						X	X	X		
<p><b>68. NEIGHBORHOOD DRY-CLEANING PLANTS, LAUNDRY PICK-UP STATIONS:</b></p> <p>a) The dry-cleaning plant and its operation shall meet the requirements of the National Fire Protection Association (NFPA) and the Underwriters Laboratories, Inc.; and,</p> <p>b) the dry-cleaning plant shall serve not more than one pick-up and delivery station exclusive of one occupying the same premises as the plant; and,</p> <p>c) the building for a dry-cleaning plant shall not contain more than 4,000 square feet of floor area inclusive of dry-cleaning pick-up facilities within the building; and,</p> <p>d) the dry cleaning plant shall be designed to operate in a manner that will not emit smoke, or odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant; and,</p> <p>e) fuel for operation of equipment shall be smokeless fuel; and,</p> <p>f) the applicant for the dry-cleaning plant shall certify in writing at the time of application that all the above conditions will be met.</p>								SE X	SE X		
<b>69. NEWSPAPER OR PERIODICAL PRODUCTION, SALES AND DISTRIBUTION</b>								X	X		

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>70. NEWSPAPER OR PERIODICAL PUBLISHING</b>								X	X	✗	✗
<b>71. NIGHTCLUB OR LOUNGE</b> , provided lot must front arterial street.									X		
<b>72. OFFICE EQUIPMENT SALES AND SERVICE</b>							✗	X	X		
<b>73. PACKAGE STORE</b>								X	X		
<b>74. PAWN SHOPS</b> and small personal loan offices other than commercial banks.								X	X		
<b>75. PERSONAL SERVICE SHOPS</b> , such as barber shops, beauty shops, shoe repair, watch repair, and services of a similar nature.	SE							X	X		
<b>76. PEST CONTROL</b> , providing no outside storage other than within a WLI or H-I district.	SE							✗	X	✗	✗
<b>77. PHOTOGRAPHY STUDIO</b>	SE						X	X	X		
<b>78. PRODUCE SALES, SEASONAL</b>	X							X	X		
<b>79. RADIO AND TELEVISION STUDIOS</b>	SE							X	X	✗	
<b>80. UTILITY SUBSTATION</b> , provided all buildings, masts, and other facilities are located at least two hundred (200) feet from adjacent property lines on any lot which adjoins any residential district.	SE									X	X
<b>81. RAILROAD OR BUS PASSENGER STATION</b>								X	X		

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>82. RAILROAD FREIGHT STATION</b>									X	X	X
<b>83. RESTAURANTS</b>	SE						SE	X	X		
<b>84. RETAIL AUTO PARTS AND TIRE STORES</b>								X	X		
<b>85. RETAIL STORES</b> , not covered elsewhere in this section.								SE	X		
<b>86. RESIDENTIAL MOBILE HOME SALES ROOM AND SALES LOT</b>	SE								X		
<b>87. SECURITY WORKER HOUSING</b>	SE		SE						SE	SE	SE
<b>88. SHELL HOME DISPLAY YARDS</b>									X	X	
<b>89. SHRUBBERY SALES</b> (Within a CC zone, must be wholly contained within the building.)	SE							X	X		
<b>90. SPECIALTY SHOPS</b> , such as gift shops, jewelry stores, jewelry repair, antique shops, and stores of a similar nature.							SE	X	X		
<b>91. TAXIDERMIST</b>	SE								SE	X	
<b>92. TAXI OFFICE</b>								SE	X	X	
<b>93. TELECOMMUNICATIONSTOWERS</b> Provided all structures are set back from property lines and right-of-way lines the required distances for that district, plus 1 foot for every 2 feet above the height requirements of that district. Towers for telecommunication services will not be permitted within 5,000 feet of each other, measured from base of tower to base of tower.	SE								SE	SE	SE

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>93. TELEGRAPH OR MESSENGER SERVICE</b>								X	X		
<b>94. <del>TRADE SCHOOLS</del> TECHNICAL COLLEGE / SCHOOLS</b>	SE							X	X		

	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<p><b>95. TRAVEL TRAILER PARK</b>, provided that:</p> <p>a) No travel trailer nor R/V park shall be located except with direct access to a principal or minor arterial with a minimum lot width of not less than fifty (50) feet for that portion used for entrance and exit. No entrances or exits shall be through a residential district, or shall require movement of traffic from the park through a residential district.</p> <p>b) The minimum lot area required for a travel trailer park shall be three (3) acres.</p> <p>c) Spaces in a travel trailer park may be used by travel Trailers provided they shall be rented by the day or week only, and an occupant of such space shall remain in the trailer park for a period of not more than thirty (30) days.</p> <p>d) Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which travel trailer parks are allowed provided such establishments and the parking area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park.</p> <p>e) No space shall be located so that any part intended for occupancy for sleeping purposes shall be within twenty (20) feet of the exterior property lines.</p> <p>f) In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval from the Ben Hill County Health Department.</p> <p>g) Site plan review and approval required as part of rezoning.</p>	SE								SE		
<b>96. UTILITY TRAILER RENTALS AND RENT-ALLS</b>	SE								X	✘	













	GF	RR	R1	R22	MR	MHP	P	CC	GB	WLI	HI
<b>133. VEGETABLE PACKING &amp; SORTING FACILITY</b> (Commercial)	SE									X	X
<b>134. VINEYARDS</b>	X										
<b>135. ARMORIES</b> , for meetings and training organizations.									X	X	
<b>136. CARNIVAL OR ATHLETIC EVENT, COMMUNITY FAIR OR OTHER EVENT OF INTEREST TO THE PUBLIC</b> , not to exceed thirty (30) days.	SE							SE	X		
<b>137. CEMETERY</b> (Commercial)	SE							SE	X		
<b>138. FLEA MARKET</b>	SE								X		
<b>139. RELIGIOUS MEETINGS</b> , held in a tent or other temporary structure not to exceed thirty (30) days.	SE	SE						SE	SE X		
<b>140. TEMPORARY BUILDINGS AND STORAGE OF MATERIALS</b> (in conjunction with construction of a building) on a lot where construction is taking place or on adjacent lots such temporary uses to be terminated upon completion of construction. No temporary building shall be used for residential purposes.	X	X	X	X	X	X	X	X	X	X	X
<b>141. TEMPORARY BATCH PLANTS AND CONSTRUCTION RELATED FACILITIES FOR A SINGLE DEVELOPMENT</b>	SE									SE	SE

### SECTION 6. SETBACK AND YARD REQUIREMENTS BY DISTRICT

**6-1 Development Standards.** Within the various zoning districts as indicated on the "Official Zoning Maps of Ben Hill County, Georgia", no building or structure, excluding all signs, shall be constructed or erected except as indicated in the following schedule:

DEVELOPMENT STANDARDS	G-F	RR	R1	R22	MR and P	MHP	CC	GB	WLI	HI
Minimum Gross Floor Area Per Dwelling Unit (Sq. Ft.)	800	800	1,200 <del>1,500</del>	1,200	800	400	N/A	N/A	N/A	N/A
Minimum Lot Area for Dwelling Units	2ac. <del>1ac</del>	1 ac.	1 ac.	22,000 sf	6,000 sf + 3,000 sf per ea. add'l unit	Gross min. lot size 5 ac.	1/2 ac. <del>25,000</del>	1.2 ac. <del>25,000</del>	1 ac.	1 ac.
Minimum Lot Width (Feet)	200 <del>300</del>	150	150	100	100	300	100	100	210	210
Minimum Front Yard Setback from the Centerline of R/W (Feet)										
Principal & Minor Arterials	90*	90*	90*	90*	90*	90*	100**	85**	90**	90**
Collector Streets	80*	80*	80*	80*	80*	80*	90**	75**	80**	80**
Local Streets	70*	70*	70*	70*	70*	N/A	80**	70**	70**	70**
Minimum Side Yards (Feet)	20	20	20	10	10; if 4 or more stories, 20	20	None***	None***	None***	None***
Minimum Rear Yards (Feet)	40	40	40	30	30	20	12***	12***	12***	None***
Maximum Building Height (Feet)	35	35	35	35	None	35	35*	None*	None*	None*

\* The minimum distance from all other property lines to any building over thirty-five (35) feet in height shall be increased one (1) foot for every two (2) feet (or part of two (2) feet) of building height greater than thirty-five (35) feet.

\*\* Plus one-half any amount which the right-of-way width exceeds sixty (60) feet for Local Streets, eighty (80) feet for Collector Streets, and one hundred (100) feet for Principal and Minor Arterials.

\*\*\* If the adjoining yard is within any residential district, the yard requirements specified in this table shall be increased ten (10) feet and screening shall be provided as specified in Section 3-19 along the lot line common with said lot.

**7-6 Joint Parking Facilities.** Two (2) or more neighboring uses, of the same or different types, may provide joint facilities. A reduction of up to 15% off of the total combined parking requirements for the uses may be granted by the County Commission with the approval of the development plans.

(7.7 Added)

**7.7 Inter-parcel and Shared Access.** Commercial properties with frontage along major arterial roads intended for commercial and industrial bypass traffic such as SR 107/Ben Hill Drive and the US 129/Ocilla Highway shall be required to provide inter-parcel access and/or shared access facilities where feasible.

7-9.7 Combined Uses	Parking spaces shall be the total of the spaces required for each separate use established by this schedule, <b>except when granted a reduction of the combined parking requirements by the County Commission of up to 15%.</b>
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**9-4 Manufactured Housing Parks.** Manufactured housing parks are allowed, provided the following requirements are met:

- 9-4.1** The minimum lot size shall be five (5) acres.
- 9-4.2** Setbacks shall be as described in Section 6, setback and yard requirements by district.
- 9-4.3** Each manufactured home shall be connected to an approved water and sewer system.
- 9-4.4** Minimum individual lot spaces in areas where **public water and sewer are available shall be not less than six thousand square feet (6,000 square feet) (minimum of 60 foot width).** The minimum area per manufactured home space shall be not less than twenty-two thousand (22,000) square feet with a minimum individual space width of one hundred (100) feet with central water. Individual manufactured home space requirements shall be as dictated by the rules and regulations of the Ben Hill County Board of Health and the zoning ordinance minimums. All Health Department required plans shall accompany the required site plan for Planning Commission review.

**9-5 Rural Farm Housing.** In G-F zones within the unincorporated area of Ben Hill County, there shall be permitted, as a matter of right, to any owner of property **one primary dwelling and as many as five (5) residential uses on any parcel of land where the following can and must be met.**



~~9-7 Security Worker Housing.~~ (Removed)

**9-8 Commercial Chicken Houses.** All chicken house facilities shall be located at least 1,000 feet from any residential dwelling ~~property line~~ and residential zoning district, excluding any dwelling belonging to the owner of the poultry operation, as well as any commercial or industrial use. Setbacks for buildings shall be at least 100 feet from a public road or adjoining property line, and the parcel upon which a poultry facility is to be sited shall be at least ten (10) acres in size.

**10-3 Definitions.** The following definitions shall apply to this Ordinance:

**Aquifer.** Aquifer means any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well.

**Land Disturbing Activity.** Land Disturbing Activity means any grading, scraping, excavating, or filling of land; clearing of vegetation; and any construction, rebuilding, or alteration of a structure. Land - disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, yard and grounds upkeep, repairs, additions or minor modifications to a single-family dwelling, and the cutting of firewood for personal use.

Section 11 Sign Regulations was completely replaced.

Section 13 changes

Administrator shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

**Legal Proceeding Stayed Removed**

**13-4.2 Presentation of Evidence:** The appellant, and any public agency or private individual shall be entitled to present evidence on matters before the Board, and said Board may request technical service, advice, data, or factual evidence from the Planning Commission and the respective governing authority for assistance in reaching decisions. The Board may request legal advice for particular matters, subject to limitations established by the Ben Hill County Board of Commissioners. (and City council / removed)

13-6.4 Removed (medical Hardship)